

**MEMORANDUM**

To: Land Use Committee  
Newton City Council  
1000 Commonwealth Avenue  
Newton, MA 02459

From: Michele Quinn, AIA  
Senior Project Manager, CUBE 3

RE: **Northland Newton Development**  
Universal Design Strategies in Building 8

Date: 9 October 2019

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Dear Committee Members;

Summarized below are the universal design strategies that the Northland Newton Development design team will pursue for Building 8 of the proposed development.

1. Dedicated vehicular drop-off and pick-up zone, protected from the weather. This space will be located in close proximity to a building lobby and an elevator connecting to all of the residential floors
2. Dedicated residential parking within the footprint of the building, that provides low-slope drainage from all parking spaces to the elevators, with dedicated accessible spaces located in close proximity to the elevators,
3. Building amenities that will cater to senior-specific needs including: a flexible community room, lounge and seating rooms, indoor pool with accessible facilities, an exercise room with space available for personal training and physical therapy sessions, outdoor accessible and secure green space, and a home-theatre room. All common building amenities will be accessible will be provided proximate access to accessible restrooms
4. The building will be staffed by an internal concierge service
5. The units will be designed with a variety of universal design elements, such as:
  - a. General unit layouts that provide clear sight lines and navigable circulation routes, with all rooms located on a single level
  - b. Kitchen layouts and designs that are conducive to multi-level working and comfortable wheelchair access
  - c. Kitchen layouts that provide counter space adjacent to all appliances and the kitchen sink
  - d. Bathrooms that provide wheelchair capable bathing fixtures and that provide space for resident assistance from a caregiver or family member. In-wall blocking at bathing

fixtures and toilets for the future installation of grab bars.

- e. Lighting design that addresses task-specific lighting in commonly occupied spaces
- 6. The building will provide finish selections throughout that are appropriate to the vision and mobility needs of older residents, but still aesthetically pleasing to all residents
- 7. Primary building entries will provide zero-height thresholds, and the primary circulation path through the building will be provided without steps
- 8. Accessible features such as: lever-style door hardware, rocker style switches, handrails on both sides of egress stairs and required ramps, and 36" wide doors will be provided throughout the building and the units.
- 9. The building will be Passive House Certified which will ensure an energy efficient building with low utility costs for residents